



ron breen
Estate Agents

230 Chillingham Road, Heaton,
Newcastle upon Tyne, NE6 5LP

Tel: 0191265 9339

Email: ronbreen@hotmail.co.uk

Web: www.rbreen.co.uk



256a Chillingham Road, Heaton, Newcastle upon Tyne, NE6 5LQ

- . A stunning 3 or 4 bedroom mid terraced maisonette
- . Kitchen/Dining area
- . Utility
- . New bathroom/WC
- . Combi central heating
- . UPVC double glazing throughout
- . Own private yard to rear
- . EPC rating D
- . On street parking
- . Ideal investment opportunity

£195,000 Offers Over

www.rbreen.co.uk

0191 265 9339

To the market we offer this stunning 3 or 4 bedroom mid terraced house/maisonette which is centrally located on the popular Chillingham road. The property benefits from a kitchen/dining area, a new bathroom/WC, freshly painted and new carpet to stairs. This has been a fantastic rental property with a rental income of £13,200 per annum. An ideal investment opportunity.

The Property comprises of:-

ENTRANCE HALL UPVC door to front, inner half glazed door, lino flooring, double radiator, understairs cupboard x2, wired smoke alarm

KITCHEN/DINING ROOM 3.2 x 3.1
Kitchen island breakfast bar area, base units in magnolia, stainless steel sink unit, built in electric oven, built in induction hob, grey vertical radiator, wallpaper to 1 wall, lino flooring, combi central heating boiler, UPVC double glazed window to rear.

UTILITY 1.9 x 3.1
Base and wall units in beech, black speckled laminate worktops, stainless steel sink unit, lino flooring, plumbed for washing machine, UPVC double glazed window x2 to rear, UPVC door to rear.

1st FLOOR

**LIVING ROOM/
BEDROOM 4** 4.4 x 3.8
Laminate flooring, single radiator, picture rail, cornice ceiling, UPVC double glazed bay window to front.

BEDROOMS
1) 3.1 x 3.1
Laminate flooring, single radiator, UPVC double glazed window to rear, original cast iron fireplace.

2) 3.7 x 4.5
Laminate flooring, original cast iron fireplace, built in cupboard, picture rail, double radiator, UPVC double glazed window to rear.



- BEDROOMS** 3) 2.2 x 3.2
Laminate flooring, single radiator, UPVC double glazed window to front.
- BATHROOM/WC** 2.0 x 2.0 (x 1.0 x 0.9)
New panelled bath with shower mixer tap, shower screen, plastic half clad walls, new vanity base unit, low level WC, grey vertical radiator, lino flooring, UPVC double glazed windows x2.
- HEATING** Combi Ideal gas central heating boiler.
- DOUBLE GLAZING** UPVC double glazing throughout.
- EXTERNAL** Private yard to rear.
- TENURE** Freehold.
- ADDITIONAL**
- VIEWING** By appointment with Ron Breen Estate Agents.





Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

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256a, Chillingham Road NEWCASTLE UPON TYNE NE6 5LQ		Energy rating D
Valid until 30 July 2030	Certificate number 8460-7223-7690-1160-8272	

Property type	Mid-terrace house
Total floor area	107 square metres

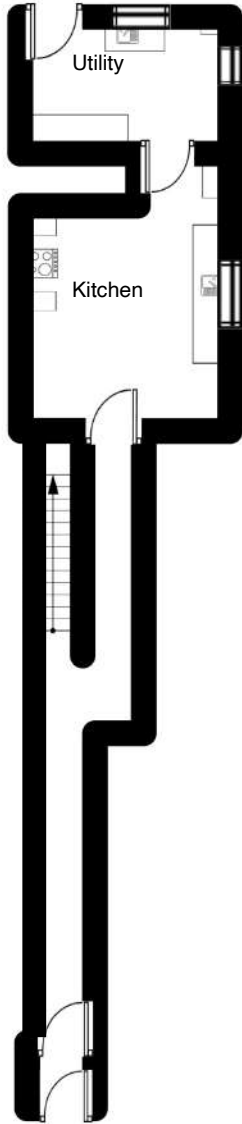
Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

THE ABOVE DETAILS ARE BELIEVED TO BE CORRECT BUT NO WARRANTY OR REPRESENTATION IS GIVEN OR MADE AS TO THEIR ACCURACY AND THEY SHALL NOT FORM ANY PART OF ANY CONTRACT. PROSPECTIVE PURCHASERS ARE ADVISED TO CHECK THEIR ACCURACY AS NO LIABILITY OR RESPONSIBILITY CAN BE ACCEPTED BY EITHER THIS COMPANY OR ANY MEMBER OF STAFF IN PROVIDING THIS INFORMATION. THE PROPERTY IS OFFERED SUBJECT TO CONTRACT, ALL ROOM SIZES ARE FROM A SONIC TAPE, ACCURACY CANNOT BE GUARANTEED. WHEN OWNERS ARE CONSIDERING YOUR OFFER THEY WILL REQUIRE AS MUCH RELEVANT INFORMATION AS POSSIBLE, IN ORDER TO OBTAIN THIS INFORMATION, YOU WILL BE ASKED TO CALL INTO THE OFFICE TO DISCUSS THE DETAILS WITH A NEGOTIATOR AND TO FILL IN THE ANTI-MONEY LAUNDERING FORMS WHICH ARE REQUIRED BY LAW. ALL FURTHER TERMS AND CONDITIONS CAN BE FOUND ON TERMS AND CONDITIONS PAGE AT www.rbreen.co.uk

Downstairs



Upstairs

